

**LEGAL DESCRIPTION
COMMUNITY UNIT PLAN
ANNEXATION
CHANGE OF ZONE**

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 89 I.T., LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 89 I.T., SAID POINT BEING A WEST CORNER OF THE REMAINING PORTION OF LOT 42, PINE LAKE ADDITION, SAID POINT BEING ON A NORTHEAST RIGHT-OF-WAY LINE OF NEBRASKA HIGHWAY NUMBER 2, SAID POINT BEING **THE TRUE POINT OF BEGINNING**; THENCE NORTHWESTERLY ON A SOUTHWEST LINE OF SAID LOT 89 I.T., SAID LINE BEING A NORTHEAST LINE OF SAID RIGHT-OF-WAY ON AN ASSUMED BEARING OF N43°27'54"W, A DISTANCE OF 258.95' TO A SOUTH CORNER OF SAID LOT 89 I.T.; THENCE N58°14'52"W, ON A SOUTHWEST LINE OF SAID LOT 89 I.T., SAID LINE BEING A NORTHEAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 350.51' TO A SOUTH CORNER OF SAID LOT 89 I.T., SAID POINT BEING ON A EAST RIGHT-OF-WAY LINE OF ASHBROOK DRIVE; THENCE N36°00'11"E, ON AN WEST LINE OF SAID LOT 89 I.T., SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 52.29' TO A POINT OF CURVATURE OF A NON TANGENT CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 83°25'35", A RADIUS OF 170.00', AN ARC LENGTH OF 247.53' ON A WEST LINE OF SAID LOT 89 I.T., SAID LINE BEING A EAST LINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 226.24', A TANGENT LENGTH OF 151.53', AND A CHORD BEARING OF N06°11'58"W TO A POINT; THENCE N47°52'19"W, ON A SOUTHWEST LINE OF SAID LOT 89 I.T., SAID LINE BEING A NORTHEAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 162.78' TO A WEST CORNER OF SAID LOT 89 I.T.; THENCE N00°04'14"E, ON THE WEST LINE OF SAID LOT 89 I.T., A DISTANCE OF 627.76' TO A WEST CORNER OF SAID LOT 89 I.T.; THENCE N36°00'25"E, ON A WEST LINE OF SAID LOT 89 I.T., A DISTANCE OF 166.29' TO THE NORTHWEST CORNER OF SAID LOT 89 I.T.; THENCE S89°54'29"E, ON A NORTH LINE OF SAID LOT 89 I.T., A DISTANCE OF 150.85' TO A NORTH CORNER OF SAID LOT 89 I.T.; THENCE S79°46'47"E, ON A NORTH LINE OF SAID LOT 89 I.T., A DISTANCE OF 218.66' TO A NORTH CORNER OF SAID LOT 89 I.T.; THENCE S52°08'03"E, ON A NORTHEAST LINE OF SAID LOT 89 I.T., A DISTANCE OF 161.93' TO THE NORTHEAST CORNER OF SAID LOT 89 I.T.; THENCE S00°04'30"W, ON THE EAST LINE OF SAID LOT 89 I.T., A DISTANCE OF 1,372.65' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 679,908.53 SQUARE FEET OR 15.61 ACRES, MORE OR LESS.

TOGETHER WITH:

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 89 I.T., LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 9 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 89 I.T., SAID POINT BEING THE SOUTHEAST CORNER OF LOT 88 I.T., SAID POINT BEING ON A NORTHEAST RIGHT-OF-WAY LINE OF NEBRASKA HIGHWAY NUMBER 2, SAID POINT BEING **THE TRUE POINT OF BEGINNING**; THENCE NORTHERLY ON THE WEST LINE OF SAID LOT 89 I.T. ON AN ASSUMED BEARING OF N00°04'14"E, A DISTANCE OF 170.66' TO A WEST CORNER OF SAID LOT 89 I.T., SAID POINT BEING ON A SOUTHWEST RIGHT-OF-WAY LINE OF ASHBROOK DRIVE; THENCE S47°52'19"E, ON A NORTHEAST LINE OF SAID LOT 89 I.T., SAID LINE BEING A SOUTHWEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 49.41' TO A POINT OF CURVATURE OF A NON TANGENT CURVE IN A CLOCKWISE DIRECTION HAVING A CENTRAL ANGLE OF 83°26'13", A RADIUS OF 90.00', AN ARC LENGTH OF 131.08' ON A EAST LINE OF SAID LOT 89 I.T., SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A CHORD LENGTH OF 119.78', A TANGENT LENGTH OF 80.24', AND A CHORD BEARING OF S06°18'08"E TO A POINT; THENCE S35°34'40"W, ON A EAST LINE OF SAID LOT 89 I.T., SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 42.10' TO A SOUTH CORNER OF SAID LOT 89 I.T., SAID POINT BEING ON A NORTHEAST RIGHT-OF-WAY LINE OF NEBRASKA HIGHWAY NUMBER 2; THENCE N58°14'52"W, ON A SOUTHWEST LINE OF SAID LOT 89 I.T., SAID LINE BEING A NORTHEAST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 30.00' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS A CALCULATED AREA 8,732.90 SQUARE FEET OR 0.20 ACRES, MORE OR LESS.